



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE September 19, 2014 LOCAL EFFECTIVE DATE October 3, 2014 APPROX FINAL EFFECTIVE DATE October 31, 2014	CONTACT/PHONE Schani Siong/Project Manager (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT John and Victoria Cameron	FILE NO. DRC2013-00098
SUBJECT Hearing to consider a request by John and Victoria Cameron for a Minor Use Permit/Coastal Development Permit to allow the construction of a detached 323 square-foot guesthouse and 306 square-foot garage. The project will result in the disturbance of approximately 700 square feet on an approximately 5,133 square-foot residential parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 549 Pacific Street, in the community of Cayucos. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2013-00098 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (ED14-021) was issued on July 23, 2014			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Coastal Appealable Zone, Local Coastal Program, Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-144-010	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Small Scale Neighborhood <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/residences <i>East:</i> Residential Single Family/residences <i>South:</i> Residential Single Family/residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Community Advisory Group, Public Works, Cayucos Fire, Cayucos Sanitary, Paso Robles Beach Water Association, California Coastal Commission	
TOPOGRAPHY: Fairly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire	ACCEPTANCE DATE: July 8, 2014

DISCUSSION

The applicant is proposing to construct a detached 323 square foot guesthouse and 306 square-foot garage. The project is located at 549 Pacific Street in the community of Cayucos. As outlined below, the proposed project is consistent with the Small Scale Neighborhood design standards of the Estero Area Plan as well as applicable Coastal Zone Land Use Ordinance standards and general plan policies.

PLANNING AREA STANDARDS

Small Scale Neighborhood Design Standards

Front Setback: In the Paso Robles Beach Area on lots along the east side of Pacific Avenue, the minimum front setback shall be 10 feet. *Staff Comment: The proposed addition is set back approximately 80 feet from the front property line and complies with this standard.*

Side Setback: For a single story dwelling in the Paso Robles Beach Area, the minimum side setback shall be 3 feet. *Staff Comment: The proposed addition is setback 3 feet on the right side and approximately 17 feet on the left side and complies with this standard.*

Rear Setback: In the Paso Robles Beach Area, the minimum rear setback shall be 10 feet. *Staff Comment: The rear setback is 10 feet and complies with this standard.*

Height: Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. All proposed structures in the Small Scale Design Neighborhood are not to exceed 24 feet in height. *Staff Comment: The proposed building height is 12 feet 6 inches and complies with this standard.*

Gross Structural Area: One-story development is limited to a maximum gross structural area, including the area of all garages, to 3,500 square feet. *Staff Comment: The overall development on the site (including the proposed addition) is 1,742 square feet. This project complies with this standard.*

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. *Staff Comment: The existing residence did not have a covered off-street parking space. With the addition, the residence will have one parking space in the covered garage and a second parking space in the driveway. Therefore, the proposed project brings the site into conformance with this standard.*

Driveway Widths: Driveway widths may not exceed 18 feet. *Staff Comment: The driveway width is approximately 10 feet and complies with this standard.*

Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal. *Staff Comment: A copy of the streetscape plan is in the file.*

Topographic Map: A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal. *Staff Comment: A copy of the topographic map is in the file.*

COASTAL ZONE LAND USE ORDINANCE STANDARDS

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒

Policy No(s): 1

Coastal Watersheds: ☒

Policy No(s): 8 and 9

Visual and Scenic Resources: ☒

Policy No(s): 1 and 6

Hazards: N/A

Archeology: N/A

Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

Public Works

Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

Staff Comments: The proposed project complies with this policy because the proposed project is an addition to an existing single family residence, and the applicant submitted a water will-serve letter, dated June 16, 2014 for the project.

Coastal Watersheds

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. Staff comment: The proposed project is consistent with this policy because it's conditioned to require an erosion and sedimentation control plan when grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Staff comment: The proposed project is consistent with this policy because the applicant is conditioned to apply Best Management Practices in the selection and implementation of site maintenance.

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. Staff comment: The proposed project complies with this policy because it complies with the Small Scale Design Neighborhood standards, is in character and scale with the surrounding neighborhood, and will not block existing scenic vistas.

Policy 6: Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community. Staff Comment: The proposed project is consistent with this standard because the proposed addition is set behind the existing residence, is visually compatible with the existing residence and neighborhood and complies with all the standards for Cayucos Small Scale Design Neighborhood.

COMMUNITY ADVISORY GROUP COMMENTS

Cayucos Citizens Advisory Council (CCAC) – On June 25, 2014, the subcommittee of the CCAC recommended approval of the project.

AGENCY REVIEW

Public Works- *Per referral comments received on June 1, 2014.*

1. *In accordance with the Land Use Ordinance, the as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.*
2. *Recommended conditions of approval related to Stormwater Management (if applicable).*

Building Department – *per referral comments received on May 16, 2014.*

1. *All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.*
2. *The project is subject to a construction permit as well as the newly adopted 2013 California Codes.*
3. *The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.*
4. *The project is subject to the California State Title 24 energy laws.*
5. *Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.*
6. *A fire sprinkler system will be required (due to the residential use).*

Cayucos Sanitary – *An Intent -to-Serve letter was provided on June 1, 2014.*

Paso Robles Beach Water Association – *An Intent-to-Serve letter was provided on June 16, 2014.*

Cayucos Fire – *No concerns identified.*

California Coastal Commission – *No comments received.*

LEGAL LOT STATUS

The one existing lot was legally created by a recorded Map, Lot 13 in Block 3 of Paso Robles Beach No. 1 in Book 064, Page 14, at a time when that was a legal method of creating lots.

Staff report prepared by Morgan Torell and Schani Siong and reviewed by Airlin Singewald.